

## **Minutes of Planning Commission Special Meeting #06-02, January 16, 2006**

**I     Roll Call:**     Commissioners present were Chairman Tucker, Vice-Chair Fitzhugh, Stones, Supplee, and Jeffery. S. Hatch was present as Clerk. Members of the public present were Dave Magida and Ron Lyon. The Meeting opening time was 7:05 PM.

**II     Public Participation:**     None.

**III    Sign Permits:**     None.

**IV    Site Plans:**     Deliberate the projects of January 10, 2006.

**Norwich University:**     Harmon Hall addition Site Plan and building permit approval motion by Jeffrey, seconded by Stones. **Motion passed 5-0-0.**  
Dormitories Site Plan and building permits approval motion by Jeffrey, seconded by Fitzhugh. **Motion passed 5-0-0.**

**Vermont State Housing Authority:**     Site Plan and building permit approval motion by Stones, seconded by Tucker. **Motion passed 5-0-0.**

**Larry Drown:**     Site Plan and building permit approval motion by Fitzhugh, seconded by Supplee. **Motion passed 5-0-0.**

**V     Other Business:**     Norwich presented a proposal to rezone a portion of the campus to allow the expansion of its campus facilities to include more student housing. Commissioners Stones and Fitzhugh spoke to the fact they were Norwich University employees and would abstain if necessary. It was not necessary.

Ron Lyon presented the proposal for Norwich. He explained the Phase I project included a temporary 100 + vehicle parking lot located on the site of Phase II. This could not happen as the area for Phase II is zoned Recreational A and does not allow parking as a use. One portion of the campus is zoned Urban Residential (under this, development is a Conditional Use) and the other is Recreation A (this area). This area is zoned as Recreational but not available to the Town for Recreation purposes. The amount of land being rezoned leaves an appropriate recreational buffer adjacent to the land that could be developed. The proposal only affects those parts of the land that is reasonably likely to be developed, but without creating undue adverse affects on the Town. The proposal is to increase the Urban Residential Zone to the Rail Road Right of Way to the West, to the Northerly boundary of Mount Hope Cemetery extended to the Rail Road Right of Way in the South and to the Town / Village boundary in the North. There was discussion between the Planning Commissioners, Lyon and Magida.

Jeffery made a motion to rezone that portion of the area currently zoned Recreation A, that is bounded on the West by the Rail Road Right of Way and bounded on the South by the Northerly boundary line of the Mount Hope Cemetery, it extending West to the Rail Road Right of Way, to be zoned Urban Residential. Fitzhugh seconded the motion. **The motion passed 4-0-1.** Supplee abstained.

The clerk was instructed to follow Title 24, §4441 and warn the Public Hearing to Rezone this area for February 20, 2006.

- VI     Discussion:**     There was discussion about the Champlain Farms (WESCO, Inc.) letter about upgrades to their store in Northfield. The clerk was instructed to write a letter to Champlain Farms requesting them to come fourth for sign permits for the canopy sign and the price sign. They further requested clarification of number 2 of the list of changes. The Commissioners would like this to be before the next Planning Commission meeting on February 20, 2006, at 7:00 PM.
- VII   Public Participation; non agenda items:**     None.
- VIII   Next Regular Meeting:**     February 20, 2006
- IX     Adjournment:**     A motion to adjourn was made by Fitzhugh and seconded by Jeffrey. **The motion passed 5-0-0.** The time was 9:25 PM.

Respectfully submitted,

Stephen Hatch  
Zoning Administrator / Clerk

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.